Property Location 79 FRANCONIA CR | Map ID 4/ 85/ 29/ / | Bldg Name | State Use 101
Vision ID 3456 | Account # 3511 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 7:32:11 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
COPPOLO JOHN R				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
79 FRANCONIA CR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375089_2851288

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	175500	175,500
RES LAND	101	108200	108,200
RESIDNTL.	101	1700	1,700
	Total	285,400	285,400

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
COPPOLO JOHN R	17959	0556	08-26-2009	U	I	239,900	
RINDONE,DOUGLAS A	04433	0372	06-10-1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	159,000	2021	101	152,600	2020	101	148,900
	101	97,400		101	90,300		101	90,300
	101	1,700		101	1,700		101	1,700
	Total	258,100		Total	244,600		Total	240,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NA

NOTES

FY11 ABT GRANTED

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	175,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	108,200
Special Land Value	0
Total Appraised Parcel Value	285,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	285,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
320	10-06-2010	18	CHIMNEY	200				NVC FOR PELLET
124	05-01-1992	MN	Manual Note	25,000				ADDITION

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-23-2018			333	4	INFO AT DOOR
12-02-2010			317	15	PERMIT VISIT
10-28-2010			311	3	MEAS+INSPCTD
02-10-2010			317	16	FIELDREV CHG
05-27-2004			319	14	INSPECTED
04-02-2004			319	2	MEASURED
02-26-1993			131	15	PERMIT VISIT

LAND LINE VALUATION SECTION

B	Use Co	Description	Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing				Size A	Adj Unit Pric	Land Value
1	101	ONE FAM	RB				15,331	SF	6.72	1.050	6	LAND	1.00	NA	1.00			0			1.000	7.06	108,200
						Total Card Land Units	0.35	AC	Parcel Total Land Area:	0.35												Total Land Value	108,200

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	3	ELECTRIC
Heat Type	6	ELECTRC BB
AC Type	01	NONE
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	5	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	756	
FBM Quality	3	
Fireplaces	0	
WS Flues	1	
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

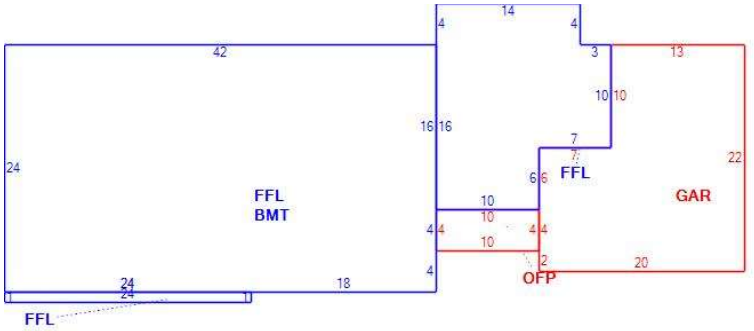
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	121.17
RCN	237,180
Net Other Adj	
Year Built	1977
Effective Year Built	1995
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	74
RCNLD	175,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
06	CARPORT			L	336	8.63	2014	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		28.43	28,655
FFL	1ST FLOOR	1,318	1,318		141.85	186,964
GAR	GARAGE	0	370		56.74	20,994
OFP	OPEN PORCH	0	40		14.19	567
	Ttl Gross Liv / Lease Area	1,318	2,736			237,180